COMM SE COR, W 371.65 FT, N
174.83 FT, SW 330.66 FT, N
396.79 FT, SW 292.02 FT FOR

HUBER INVESTMENTS, LLC
313 SW WINDSWEPT GLEN
LAKE CITY, FL 32024

2027

24-4S-16-03120-403

BUILDING CHARACTERISTICS

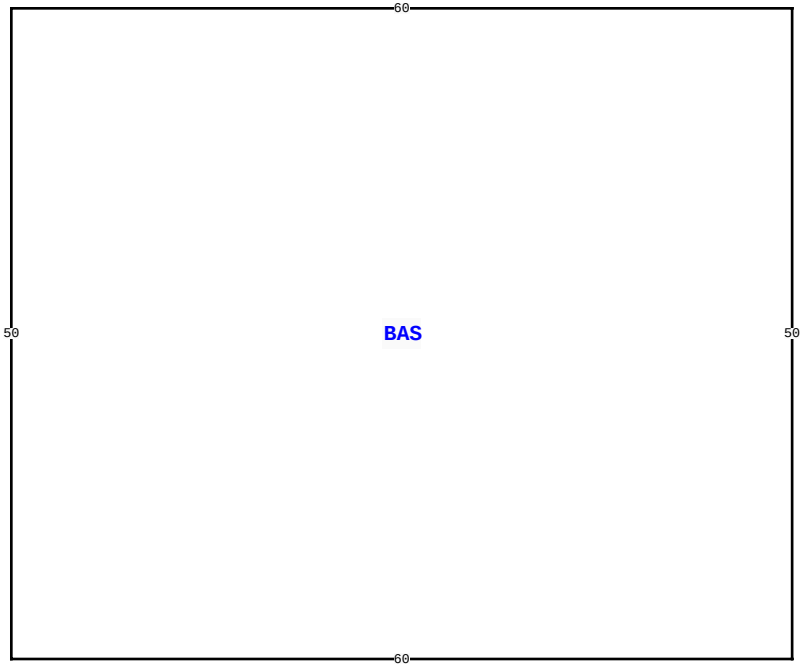
ELEMENT	CD	CONSTRUCTION
Exterior Wall	27	PREFIN MTL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		9 100
Frame	05	STEEL 100
Story Height		14 100
RMS		11 100
Stories	1.	1. 100
Units		0 100
Quality	07	07
DOR CODE	4817	WHSE STORAGE/OFFICE
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	24416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,000	100		3,000	333,963
TOTALS	3,000			3,000	333,963

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4900	04	3,000	161.7558	119.70	359,100	2016	2016	0	0	0	7.00	93.00

1 OFFICE LOW 0% - 0 Heated Area: 3000 HX Base Yr



313 SW WINDSWEPT GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2026 MLU
INC DATE		AG DATE	

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0166	CONC,PAVMT	0	0	0	0	4,645.00	UT	2.00	2.00	100	2016	2016	3	100	9,290	
2	0260	PAVEMENT-A	0	0	0	0	23,160.00	UT	1.60	1.60	100	2016	2016	3	100	37,056	
3	0166	CONC,PAVMT	0	0	0	0	720.00	UT	2.00	2.00	100	2017	2017	3	100	1,440	
4	0253	LIGHTING	0	0	0	0	3.00	UT	1,500.00	1,500.00	100	0	0	3	100	4,500	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 3 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	1,610,111
TOTAL MARKET OB/XF VALUE	52,286
TOTAL LAND VALUE - MARKET	200,160
TOTAL MARKET VALUE	1,862,557
SOH/AGL Deduction	0
ASSESSED VALUE	1,862,557
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,862,557
TOTAL JUST VALUE	1,862,557
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,862,557

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041978	Additions	160,000	05/21/2021
35169	COMMERCIAL	870	04/12/2017
33902	COMMERCIAL	937	03/30/2016
33856	COMMERCIAL	1,105	03/16/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1290/0525	2/25/2015	WD	Q	V	01	100,000

GRANTOR: DANIEL CRAPPS TRUSTEE

GRANTEE: HUBER INVESTMENTS,

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S50 E60 N50$.

LAND DESCRIPTION

TOTAL OB/XF 52,286

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	4817	C	STORG/ OFF	0		A-1	0.00	0.00	4.17	AC		1.00	1.00	1.00	48,000.00	48,000.00	200,160							

REVIEW DATE 02/20/2025 BY KS Total Acres: 4.17 Total Land Value: 200,160 Market: 0 Agricultural: 0 Common: 200,160 PRINTED 11/16/2026 BY SYS

COMM SE COR, W 371.65 FT, N
174.83 FT, SW 330.66 FT, N
396.79 FT, SW 292.02 FT FOR

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LAKE CITY, FL 32024

2027

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BUILDING CHARACTERISTICS

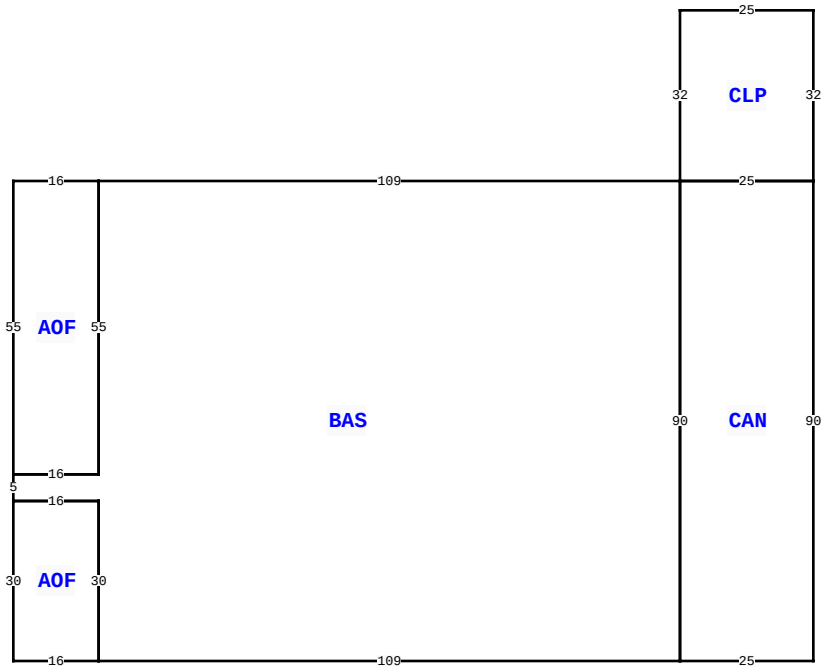
ELEMENT	CD	CONSTRUCTION
Exterior Wall	27	PREFIN MTL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	14	PREFIN MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		11 100
Frame	05	STEEL 100
Story Height		20 100
RMS		4 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	4817	WHSE STORAGE/OFFICE
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	24416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	480	150		720	37,652
AOF	880	150		1,320	69,028
BAS	9,890	100		9,890	517,187
CAN	2,250	30		675	35,298
CLP	800	60		480	25,101
TOTALS	14,300			13,085	684,266

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8700	06	13,085	147.9735	56.23	735,770	2016	2016	0	0	0	7.00	93.00

2 PREF M B A 0% - 0 Heated Area: 11250 HX Base Yr



313 SW WINDSWEPT GLN, LAKE CITY

BLD DATE		LGL DATE	05/14/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/20/2025 BY KS Total Acres: 4.17 Total Land Value: 200,160 Market: 0 Agricultural: 0 Common: 200,160 PRINTED 11/16/2026 BY SYS

COLUMBIA COUNTY PROPERTY

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BASE TAXABLE VALUE	1,862,557
TOTAL JUST VALUE	1,862,557
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,862,557

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1290/0525	2/25/2015	WD	Q	V	01	100,000

GRANTOR: DANIEL CRAPPS TRUSTEE

GRANTEE: HUBER INVESTMENTS,

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W109 AOF= W16 S55 E16 N55$ S55 W16 S5 AOF= S30 E16 N30 W16$ E16 S30 E109 CAN= E25 N90 W25 S90$ N90$ CLP= E25 N32 W25 S32$.

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2027

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BUILDING CHARACTERISTICS

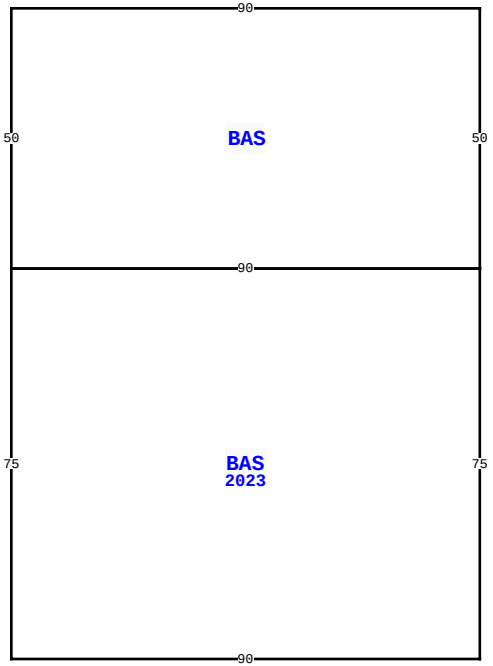
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Interior Wall	01	MINIMUM 100
Interior Floo	04	C ABOVE GD 100
Ceiling	03	PART.FIN. 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		20 100
RMS		0 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	4817	WHSE STORAGE/OFFICE
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	24416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,500	100		4,500	236,753
BAS	6,750	100	2023	6,750	355,130
TOTALS	11,250			11,250	591,882

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8700	06	11,250	147.2842	55.97	629,662	2017	2017	0	0	0	6.00	94.00

3 PREF M B A 0% - 0 Heated Area: 11250 HX Base Yr



313 SW WINDSWEPT GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2026 MLU
INC DATE		AG DATE	

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES

COLUMBIA COUNTY PROPERTY

PAGE 3 of 3 2

VALUATION SUMMARY

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TOTAL JUST VALUE	1,862,557
NCON VALUE	0
INCOME VALUE	
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PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1290/0525	2/25/2015	WD	Q	V	01	100,000

GRANTOR: DANIEL CRAPPS TRUSTEE

GRANTEE: HUBER INVESTMENTS,

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=7,-64] W90 S50 E90 N50 $
BAS=[YR=2023;ORIG=-83,-14] S75 E90 N75 W90 $
.

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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